

141.0

Map

0002

Block

0018.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 718,300 /

USE VALUE: 718,300 /

ASSESSed: 718,300 /

Total Card /

Total Parcel

718,300

718,300

718,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WALNUT TERR, ARLINGTON

OWNERSHIP

Owner 1:	CAPLAN DAVID S
Owner 2:	EPSTEIN BARBARA J
Owner 3:	
Street 1:	1 WALNUT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	IWATA BRYAN Y -
Owner 2:	-
Street 1:	1 WALNUT TERR
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Vinyl Exterior and 1690 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4287		Sq. Ft.	Site		0	70.	1.28	8									384,028						384,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4287.000	334,300		384,000	718,300
Total Card	0.098	334,300		384,000	718,300
Total Parcel	0.098	334,300		384,000	718,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	425.13	/Parcel:	425.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	334,300	0	4,287.	384,000	718,300		Year end	12/23/2021
2021	101	FV	324,700	0	4,287.	384,000	708,700		Year End Roll	12/10/2020
2020	101	FV	324,700	0	4,287.	384,000	708,700	708,700	Year End Roll	12/18/2019
2019	101	FV	256,600	0	4,287.	384,000	640,600	640,600	Year End Roll	1/3/2019
2018	101	FV	256,600	0	4,287.	340,100	596,700	596,700	Year End Roll	12/20/2017
2017	101	FV	256,600	0	4,287.	285,300	541,900	541,900	Year End Roll	1/3/2017
2016	101	FV	256,600	0	4,287.	285,300	541,900	541,900	Year End	1/4/2016
2015	101	FV	242,600	0	4,287.	246,900	489,500	489,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IWATA BRYAN Y,	70316-513		11/30/2017		670,000	No	No		
UCCELLO PAUL &	61303-62		2/28/2013		589,000	No	No		
UCELLO FRANK/ET	26524-426		7/26/1996			1	No	No	A

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IWATA BRYAN Y,	70316-513		11/30/2017		670,000	No	No		
UCCELLO PAUL &	61303-62		2/28/2013		589,000	No	No		
UCELLO FRANK/ET	26524-426		7/26/1996			1	No	No	A

PAT ACCT.

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UCELLO FRANK/ET	26524-426		7/26/1996			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	246	Redo Kit	59,061	O				
2/14/2020	221	Siding	13,467	C				
5/20/2019	684	Re-Roof	9,170	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2018	SQ Returned	EMK	Ellen K
11/12/2008	Meas/Inspect	163	PATRIOT
11/22/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

